

Residential Study Group (RSG)
February 27, 2017
Arlington Town Hall, First Floor Conference Room
6:00-7:30 PM
MEETING SUMMARY

Attendees: Steve McKenna, Town Manager appointee; Pasi Miettinen, Town Manager appointee; Wynelle Evans, Town Manager appointee; Laura Wiener, Planning and Community Development; Adam Chapdelaine, Town Manager; Jonathan Nyberg, industry representative; Mike Byrne, Inspectional Services; Liz Pyle, Town Meeting Member; Christine Bongiorno, Director of Health and Human Services; Doug Heim, Town Counsel; Andrew Bunnell, Arlington Redevelopment Board.

Jenny opened the meeting. Following introductions, the group debrief meeting with Town Counsel and discuss next steps regarding Town Bylaw amendments. Doug walked through changes to the bylaws based on input received from the 2/24 meeting. The group discussed notices for demolitions and that the notice should contain specific information about the project. Some members of the group wondered if the definition of demolition should be changes so that we catch all types of demolition. Doug also mentioned that two of the article 12 and 13 could have been one article.

The group discussed fines. Some felt that maybe we should enact fines by infraction versus overall fines. Two tiers of fines are currently noted.

Discussion around the fact that the agreement only relates to residential construction and not to commercial, industrial, or other types of development. This is unlike the demolition bylaw. Doug said that there was still time to make edits and this can happen before the final votes and comments are provided by the Board of Selectmen. There is still no hearing date set for these Warrant Articles. The ARB may provide comments, but all hearings are with the BOS.

Making amendments to the actual bylaws – notification seven days prior to excavation – was agreed upon. There are many ways the Town becomes aware of a project prior to a permit issued, DPW, Licenses, and Bonds issued. The group also discussed the trench regulations and excavations to understand any differences. The agreement would not apply to digging a trench.

Discussion about substantial construction and demolition included that there is a separate excavation bylaw that covers many smaller construction projects. The group wants to address meaningful residential construction.

A group member wondered how a neighbor might appeal or oppose new construction. This would depend upon the issue. Neighbors could still appeal a process. Group discussed notice requirements for any current town bylaws and under 40A. Group decided that they wanted notice to be informational and not confrontational. The agreement provides improved communications and also notes what the Town can and cannot do.

Noise abatement is only for changing construction hours.

Waste control will ensure that it is covered, but not necessarily required to be removed.

The dumpster controls will be scaled in relation to use. And the same for construction equipment.

The group decided to encourage Town Meeting to vote on each article, but that Articles 11-14 will be presented as a whole package. We want to show Town Meeting members how we've worked together to get this agreement in place.

The goal of the public forum will be to raise the general intelligence on these issues, develop materials that talk about broader issues that outline impacts, have Mike/ Rick available to answer technical questions about Article 8 and 1.

Materials that might be produced for the forum: survey results, FAQ sheet, and graphic visualizations, explain what is zoning, tell the story of the group, including number of hours and time spent.

Next meeting will be 3/8 at 9:00 a.m.